



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS AGENDA

DECEMBER 15, 2015

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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New Business:

1. Applicant: Salvatore Alonci
 Location: 41 Mont Morency Drive
 Mon. Co. Tax No.: 045.16-2-9
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed shed (8.0 feet x 10.0 feet; 80.0 square feet) to be located in a side yard, where accessory structures, such as sheds, are permitted in rear yards only; and for said shed to have a (east) side setback of 3.0 feet, instead of the 4.0 feet minimum required. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I

2. Applicant: Ozgur Ercan
 Location: 83 Brick Landing
 Mon. Co. Tax No.: 058.03-3-90
 Zoning District: R1-E (Single-Family Residential)
 Request: a) A special use permit for an existing in-law apartment. Sec. 211-11 (C) (2) (e)
 b) An area variance for a proposed addition to an existing in-law apartment (13.0 feet x 18.0 feet; 234 square feet) resulting in a gross floor area of 813± square feet, instead of the maximum floor area permitted (that is, the lesser of 600 square feet or 30% of the gross floor area, exclusive of attached garages, of the single-family residence in which said in-law apartment is located). Sec. 211-11 C (2) (e) [2]
 c) An area variance for a proposed deck (202± square feet) to be located in a side yard, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)

3. Applicant: William Dell
 Location: 883-887 Long Pond Road
 Mon. Co. Tax No.: 059.01-5-20
 Zoning District: BR (Restricted Business)
 Request: An area variance for a proposed building-mounted sign (2.5 feet x 30.0 feet; 75.0 square feet), instead of the one (1) 50-square-foot building-mounted sign maximum permitted. Sec. 211-52 B (2) (C) [1]

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4. Applicant: Speedway, LLC
 Location: 3860 West Ridge Road
 Mon. Co. Tax No.: 073.02-1-47.1
 Zoning District: BG (General Business)
 Request: a) An area variance for a proposed freestanding sign (8.0 feet x 10.0 feet; 80.0 square feet), instead of the 40.0 square feet granted by the Board of Zoning Appeals on July 14, 1992. Sec. 211-52 B (1) (d), Table VI
 b) An area variance for two (2) existing canopy-mounted signs (2.2 feet x 11.3 feet; 25.0 square feet each), totaling 50 square feet, instead of the two (2) canopy-mounted signs (1.87 feet x 8.0 feet; 13.33 square feet each) with a total sign area of 26.66 square feet granted by the Board of Zoning Appeals on July 14, 1992. Sec. 211-52 B (2) (a) [1]
 c) An area variance for an existing second (east side) building-mounted sign (1.5 feet x 7.8 feet; 11.7 square feet), instead of the one (1) 25-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1]
 d) An area variance for an existing third (west side) building-mounted sign (1.5 feet x 7.8 feet; 11.7 square feet), instead of the one (1) 25-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1]
 e) An area variance for twenty (20) existing building-mounted signs (10 existing "Speedway" pump signs of 3.6 square feet each and 10 existing "Speedway" logo pump signs of 6.7 square feet each), instead of the one (1) 25-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1]

ADJOURNMENT:

NEXT MEETING: January 5, 2016

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